WARRANTY DEED

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00:

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/24/17

(AFFIX SEAL)

R-WP-14-2120-77

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marc K. Campbell	New Owner	
(NAME)	(NAME)	**095-05-0B-159.00**
2120 Lebanon Pike #77		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140061073 DEEDWARR
Recvd: 08/19/14 09:29 2 pgs
Fees:13.00 Taxes:499.50

20140819-0075017

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KAREN MCCLUSKEY THURBER, UNMARRIED, AND HENRY KENT MCCLUSKEY, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARC K. CAMPBELL,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 77 on the Master Deed of Easthaven Townhomes of record in Instrument Number 20010806-0083543, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karen McCluskey Thurber and Henry Kent McCluskey, as joint tenants with right of survivorship by deed from Curtis S. Sutton of record in Instrument No. 20100218-0012360 Register's Office for Davidson County, Tennessee, dated February 11, 2010 and recorded on February 18, 2010.

Being the same property conveyed to Karen McCluskey Thurber by deed from Timothy Thurber of record in Instrument No. 20100218-0012362 Register's Office for Davidson County, Tennessee, dated February 10, 2010 and recorded on February 18, 2010.

This was never a primary or marital residence of Henry Kent McCluskey.

This conveyance is subject to:
• Taxes for the year 2014 a lien, not yet due and payable.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions establishing The Easthaven Townhomes, a Planned Unit Development, with By-Laws for the Easthaven Townhome Owners Association, Inc., appended thereto, of record in Instrument Number 20010806-0083543, as amended in Instrument Number 20020709-0082357, Instrument Number 20030425-0055753, Instrument Number 20031007-0147961 and Instrument Number 20040419-0043570, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Charter for Easthaven Townhomes Owner's Association, Inc. of record in Instrument Number 20010806-0083542, as amended in Instrument Number 20020709-0082356, in the Register's Office for Davidson County, Tennessee.
• Conveyance of Common Area to Easthaven Townhomes Owner's Association, Inc., of record in Instrument No. 200207090082358, and re-recorded in Instrument No. 200207100083021, Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan attached as Exhibit "A-2" to the Declaration of Covenants, Conditions and Restrictions establishing The Easthaven Townhomes, a Planned Unit Development, of record as Instrument Number 20010806-0083543, as amended in Instrument Number 20020709-0082357, Instrument Number 20030425-0055753, Instrument Number 20031007-0147961 and Instrument Number

20040419-0043570, Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement(s) of record in Book 1163, Page 638, and Book 1207, Page 513, in the Register's Office for Davidson County, Tennessee.
- Deed of Easement for use of roadways and parking areas of record in Instrument Number 20031007-0147962, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument Number 20040319-0031672, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2120 Lebanon Pike #77 , Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 14 DAY OF AUGUST, 2014.

Karen McCluskey Thurber
Karen McCluskey Thurber

Henry Kent McCluskey by Karen McCluskey Thurber as attorney in Fact
Henry Kent McCluskey by Karen McCluskey
Thurber as Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN MCCLUSKEY THURBER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of August, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen McCluskey Thurber, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HENRY KENT MCCLUSKEY, and who acknowledged he/she/they executed the same as the free act and deed of the said HENRY KENT MCCLUSKEY.

Witness my hand and official seal, this the 14th of August, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.